



Town Council Agenda Report

SUBJECT: SITE PLAN

Application No. and Location: SP 9-3-99, **6100 Griffin Road**

TITLE OF AGENDA ITEM: Nova Southeastern Computer Science Information Facility

REPORT IN BRIEF: The applicant request approval for a site modification and building renovation to the existing former bank building on the SE. corner of Griffin Road and SW 61 Avenue. The proposed use will be contained within the existing three story building, with major interior and minor exterior renovations. The building will remain with 22,324 square feet to include 6 classrooms on the first floor and 14,882 square feet of office space on the second and third floors. The exterior will remain with the same architectural style with minor renovations, such as, window replacement, stucco repair and painting. Landscaping has been redesigned and brought up to code.

PREVIOUS ACTION: A parking variance was approved on November 4th, 1999 to reduce the required number of spaces from 112 to 87.

CONCURRENCES: The development review committee has reviewed the site plan for consistency with applicable codes. All remaining outstanding items are enumerated as conditions subject to.

1. Providing the color scheme on the building elevations.
2. Showing photometrics to all property lines not to exceed .5 foot candles.
3. Reflecting all overhead lines on site plan.
4. Label all landscape material on landscape plan.
5. Providing 36" height material around all utilities (ie. dumpster).

Site Plan Committee recommends APPROVAL subject to the planning report items one through five (4-0, Motion: Mr. Arnold, Seconded: Mr. Evans with Mr. Engel absent), November 23, 1999.

FISCAL IMPACT: None

RECOMMENDATION(S): Motion to approve the site plan subject to the planning report.

Attachment(s): Planning report, Subject site map, Land use map, Aerial.

Application #: SP 9-3-99
Nova Southeastern University
School of Computer & Information Science Center

Revisions: November 24, 1999

Exhibit "A":

Original Report Date: November 23, 1999

**TOWN OF DAVIE
Development Services Department
Planning & Zoning Division Staff
Report and Recommendation**

APPLICANT INFORMATION

Owner / Agent:

Name: Nova SE University

Address: 3301 College Ave.

City: Davie, Fl.

Phone: (954) 262-8832

BACKGROUND INFORMATION

Application Request: Site Plan approval

Address/Location: 6100 Griffin Road

Land Use Plan Designation: Regional Activity Center

Zoning: B-2 Community Business District and Western Theme Overlay District

Existing Use: The subject site is currently developed as a vacant commercial building.

Proposed Use: School of Computer & Information Science Center

Parcel Size: 2.23 acres

Surrounding Land Use:

North: Griffin Road and New River Canal

South: Vacant Land

East: Commercial

West: Vacant land

Surrounding Zoning:

North: B-2, Community Business District, north of Griffin Road and New River Canal.

South: B-2, Community Business Center District

East: B-2, Community Business Center District

West: B-2, Community Business District

ZONING HISTORY

Related Zoning History: The Western Theme district was revisited on May 5, 1999, to provide for front setback, parking and landscape alternatives south of Griffin Rd in response to the Griffin Rd. widening project.

Previous Requests on Same Property: A parking variance was approved on November 4th, 1999 to reduce the required number of spaces from 112 to 87.

DEVELOPMENT PLAN DETAILS

Development Details:

The Applicant's SUBMISSION indicates the following:

1. *Access points/number of parking spaces :* One ingress/egress point off of 61st Avenue. Eighty seven parking spaces are required with 89 provided.
2. *Drainage/Open Space information:* 30% open space is required with 34% provided.
3. *Site:* The existing site has been redesigned to accommodate a new parking layout and to meet the current engineering and fire codes. The existing bank drive-thru canopy will remain with the east and west sides used as parking.
4. *Building:* The proposed use will be contained within the three story existing building on site, with major interior and minor exterior renovations. The building will remain with 22,324 square feet to include 6 classrooms on the first floor and 14,882 square feet of office

space on the second and third floors. The exterior will remain with the same architectural style with minor renovations, such as, window replacement, stucco repair and painting.

5. *Landscaping:* The landscape plan reflects Gumbo Limbo, Crepe Myrtles, and Royal Palms adjacent to Griffin Road along with a meandering berm and a continuous hedge of cocoplum. The south and east perimeters show proposed Live Oaks, Gumbo Limbo as well as existing Black Olive trees. The west perimeter has existing overhead power lines, therefore, uses Ligustrum trees in place of canopy trees for the perimeter requirements. The interior reflects a variety of flowering accent trees and palms in the parking areas as well as adjacent to the building. There will be 30 trees/palms noted to be removed from the site. Twenty of those trees will be removed due to poor condition with the remaining 10 trees replaced with equal caliper inches on site. The two large Ficus trees on the west end of the site have been preserved.
6. *Signage:* Signage will not be reviewed at this time.

Summary of Significant Development Review Agency Comments

None

Applicable Codes and Ordinances

The effective code of ordinances governing this project is under the Town of Davie Land Development Code.

Comprehensive Plan Considerations

Planning Area: The proposed project is within the Planning Area 9 which is predominantly agricultural in nature with scattered low density single family residential development. Low Profile commercial development lines the Griffin Road, Davie Road, and Stirling Road corridors.

Broward County Land Use Plan: The subject site is located within Flexibility Zone 102 and has never been platted.

Staff Analysis and Findings of Fact

The proposed site plan meets all of the applicable codes and ordinances of the Town of

Item No.

Staff Recommendation

Recommendation: *Based upon the above, staff recommends approval of application SP 9-3-99 subject to the conditions listed below:*

1. Providing the color scheme on the building elevations.
2. Showing photometrics to all property lines not to exceed .5 foot candles.
3. Reflecting all overhead lines on site plan.
4. Label all landscape material on landscape plan.
5. Providing 36" height material around all utilities (ie. dumpster).

Site Plan Committee

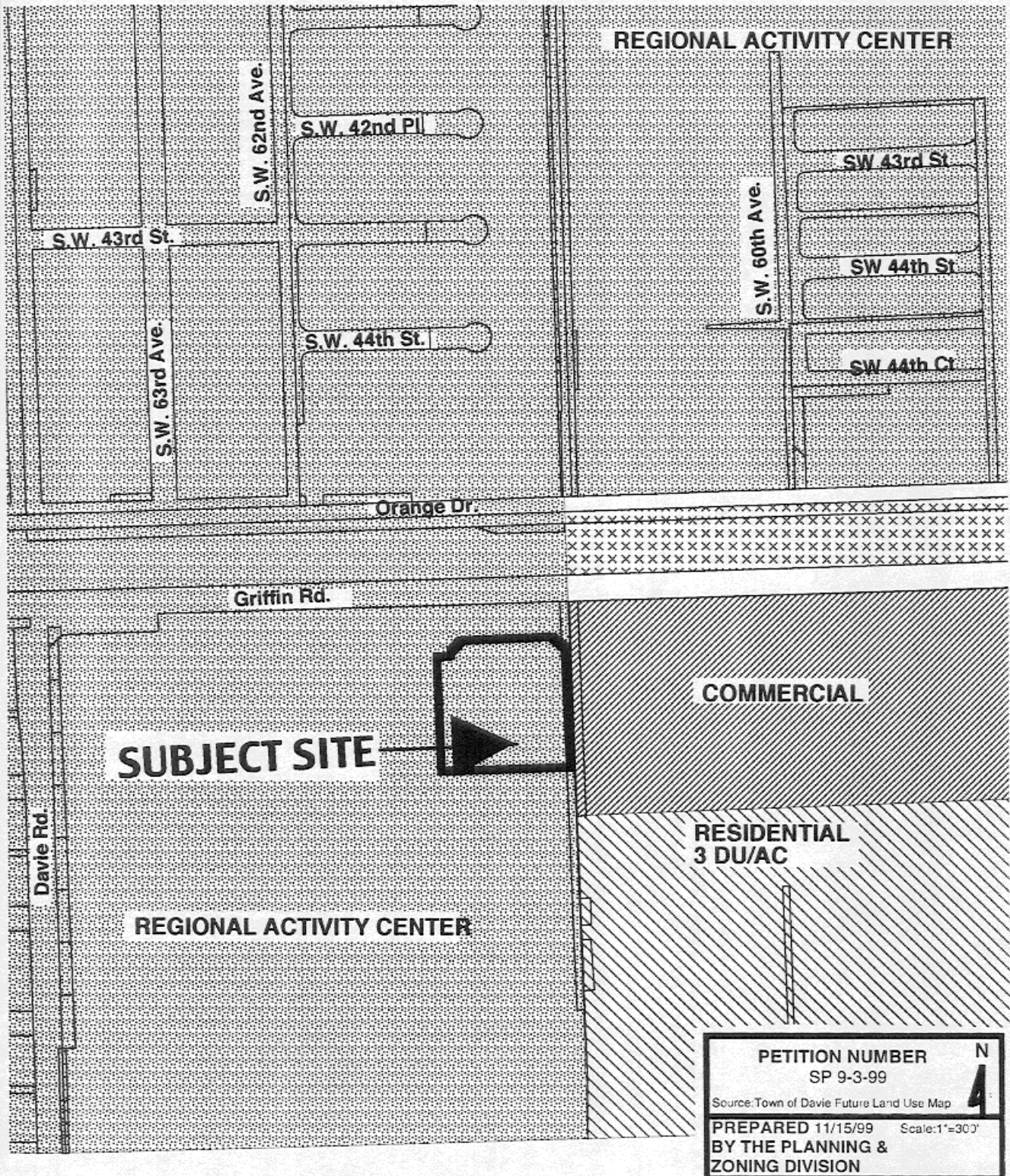
Site Plan Committee Recommendation: Motion to recommend Approval subject to the planning report items one through five (4-0, Motion by: Mr. Arnold, Seconded by: Mr. Evans with Mr. Engel absent) November 23, 1999.

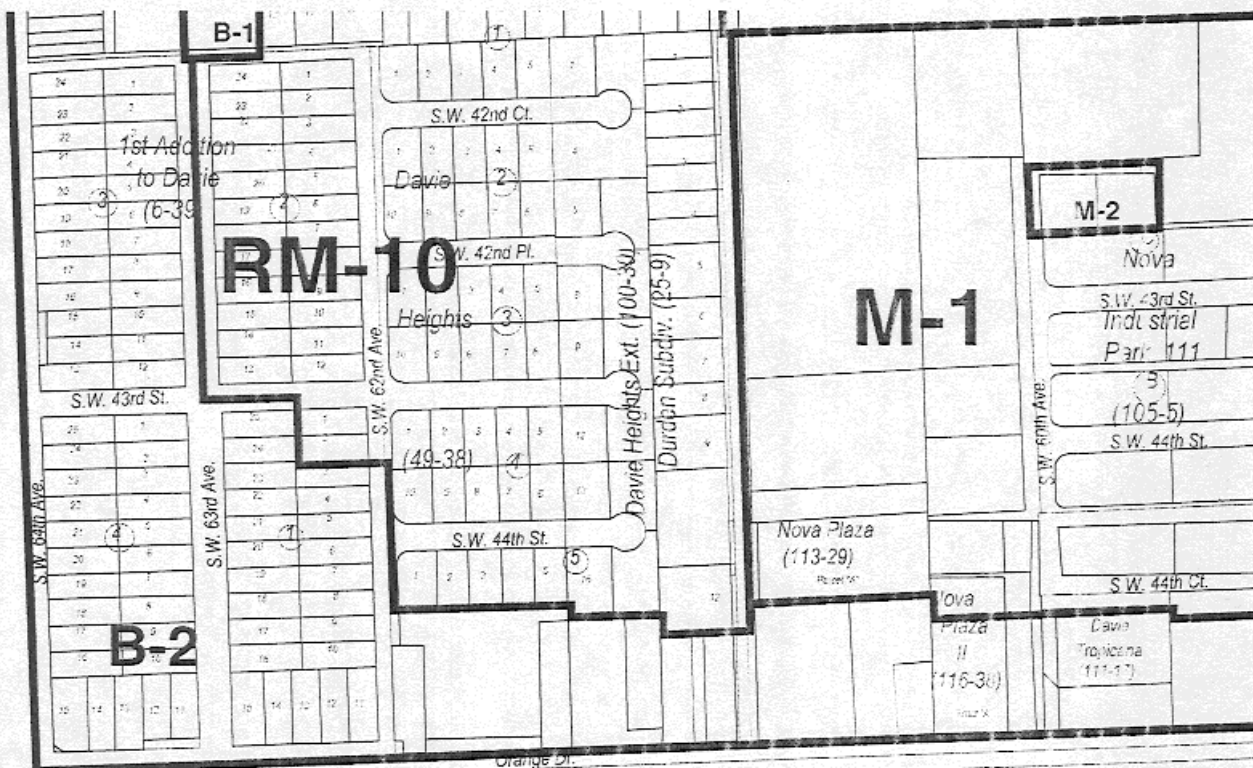
Exhibits

1. Subject Site Map
2. Land Use Map
3. Aerial

Prepared by: _____

Reviewed by: _____





SOUTH NEW RIVER CANAL

